Date: March 22, 2017
To: Planning Commission
From: Ed Palmeri, Senior Planner

Summary

Subject: Annual Housing Element Progress Report
Recommendation: Receive information regarding Annual Housing Element Progress Report

Purpose:

Review information progress towards Housing Element goals.

Background:

Staff will present a PowerPoint presentation providing information relative towards progress to meet Housing Element goals. The California Department of Housing and Community Development (HCD) require that an annual report on the status of the Housing Element and progress of its implementation be provided to HCD. The information covers the following topics:

- Annual Building Activity Report – Summary for Units Rehabilitated, Preserved and Acquired
- Annual Building Activity Report Summary for Moderate- and Above Moderate-Income Units
- Regional Housing Needs Allocation Progress
- Program Implementation Status
Meeting Date: March 22, 2017

To: Chairperson and Members of the Planning Commission

From: Development Services Department

Presentation By: Ed Palmeri, Senior Planner

Project: Subdivision Map (SM) SM 06-04 Harter Estates – South. A request to consider an extension of time in which to file a final map for the Harter Estates – South subdivision map.

Applicant: Tom Tucker, Harter Partnership, P.O. Box 1789, Yuba City,

Project Location: The project is located south of the proposed Jefferson Blvd., west of Ruth Avenue, east of Harter Parkway, and north of State Route 20 (Assessor’s Parcel Number 62-310-011, 62-310-012, and 63-310-013).

Request:

The applicant has submitted a timely request on March 6, 2017 for an extension of time in which to file a final map for Harter Estates – South Tentative Subdivision Map (SM) SM 06-04.

Background

On September 19, 2006 the Planning Commission approved Harter Estates – South Tentative Subdivision Map SM 06-04 which approved the subdivision of TBD acres into 75 single family residential lots, 11 commercial parcels, and 4 office parcels. The Planning Commission also adopted the companion Mitigated Negative Declaration for the project. The project is located south of the proposed Jefferson Blvd., west of Ruth Avenue, east of Harter Parkway, and north of State Route 20 (refer to Attachments 1 and 2). The subdivision is part of the Harter Specific Plan.

Pursuant to City Municipal Code Section 8-2.610 the subdivision map was approved for two years with an expiration date of September 19, 2008. The code section also provides that the subdivider may apply for up to for two (2), 18 month extensions of time if the map is not submitted for recordation.

The Planning Commission action approving the Harter Estates – South subdivision map was appealed to City Council. On November 21, 2006 Council denied the appeal which moved the expiration date to November 21, 2008.

Due to the national economic downturn, the California legislature passed numerous bills that provide extensions of time extending the life of tentative maps. These bills include Senate Bill 1185, and Assembly Bills 333, 208, 116, and 1303. These extensions are codified in the Subdivision Map Act (SMA) Section 66452.6 et.seq. With the State Map Act extensions, the Harter Estates – South map expiration date was moved from November 21, 2008 to November 21, 2015.
At its meeting of March 25, 2015 the Planning Commission approved the first of two eligible 18 month with an expiration date of May 21, 2017. This request will be the second 18 month extension request with an expiration date of November 21, 2018, if approved. It should be noted that the Subdivision Map Act Section 66452.25 (AB 1303) provides for an additional two year extension when necessary findings are made. Should the applicant fail to record the map prior to November 21, 2018, the applicant may file a request pursuant to AB 1303. The request would be considered by the Planning Commission.

**Staff Comments:**

The applicant has indicated that due to current economic conditions and single family resident absorption rates (approximately 40-50 new homes per year) the map expiration date extension will allow time for the market to improve. State extensions of time such as AB 1303 are made available when a map has exhausted local extensions of time to prepare and record final maps. The applicant’s request would utilize the second of two 18 month extensions allowed by City ordinance and extends the life of the map until November 21, 2018 after which AB 1303 may be used for additional time to record the map.

**Recommended Action:**

Staff recommends that Planning Commission:

1. Determine that the project was previously analyzed in the adopted Harter Specific Plan Draft Environmental Impact report and that no further environmental review is required pursuant to Section 15162 of the California Environmental Quality Act Guidelines; and

2. Approve an 18 month extension of time for the Harter Estates – South Tentative Subdivision Map SM 06-04 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of November 21, 2018.

**Attachments:**

1. Vicinity Map
2. Approved Tentative Parcel Map